

CARMEL/CLAY TECHNICAL ADVISORY COMMITTEE AGENDA

Date: September 22, 2004

**Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall**

9:00 a.m.

Docket No. 04080049 Z: North Meridian Medical Pavilion

The applicant seeks to rezone approximately 4 acres from S-2/Residence and B-3/Business Classifications to B-6/Business within the US 31 Overlay. The site is located northwest of Old Meridian Street and Meridian Street (US 31).

Filed by Dan Barkes of the Lauth Property Group.

Docket No. 04080050 PV: North Meridian Medical Pavilion

The applicant seeks approval to vacate part of lots #10-12 within Williams Creek Farms. The site is located northwest of Old Meridian Street and Meridian Street (US 31).

Filed by Dan Barkes of the Lauth Property Group.

Docket No. 04080051 DP/ADLS: North Meridian Medical Pavilion

The applicant seeks approval to build a 2-building medical office complex. The site is located northwest of Old Meridian Street and Meridian Street (US 31).

Filed by Dan Barkes of the Lauth Property Group.

9:30 a.m.

Docket No. 04080055 PP: Brightleaf Subdivision – Primary Plat

The applicant seeks to plat a residential subdivision of 64 lots on 40 acres. The site is located at 14407 Shelborne Road. The site is zoned S1/Residence.

Filed by Dennis Olmstead of Stoeppelwerth and Associates for Pittman Partners.

9:50 a.m.

Docket No. 04080059 PP: Saddlebrook at Shelborne – Primary Plat

The applicant seeks to plat a residential subdivision of 77 lots on 61.21 acres.

The site is located at 11901 Shelborne Road. The site is zoned S1/Residence.

Filed by Matthew Skelton of Bingham McHale LLP. for Leeds, LLC.

10:10 a.m.

Docket No. 04080056 PP: Villas at Morgan's Creek – Primary Plat

The applicant seeks to plat a residential subdivision of 11 lots on 6.39 acres. The petitioner also seeks the following subdivision waivers:

Docket No. 04080057 SW: SCO 6.03.07 – Street Layout & Design Standards

Docket No. 04080058 SW: SCO 7.05.07 – Woodlands

The site is located at 14309 Gray Road. The site is zoned S1/Residence.

Filed by Adam DeHart of Keeler Webb Associates for Covenant Group, LLC.

- 10:30 a.m. **Docket No. 04080054 ADLS Amend:**
East 96th Street Auto Park, lot 3 - Tom Wood Jaguar
The applicant seeks approval for a parking lot expansion. The site is located at 4620 E. 96th Street. The site is zoned B-3/Business.
Filed by Mike Hoff of Falcon Engineering.
- 10:40 a.m. **Docket No. 04080060 DP/ADLS: 116th Street Centre**
The applicant proposes to construct two mixed-use office/retail buildings. The site is located at the northwest corner of 116th Street and Guilford Road. The site is zoned B-2/Business.
Filed by Joe Calderon of Ice Miller for Equicor Development, Inc.
- 11:00 a.m. **Docket No. 04080052 PP: West Carmel Market - Primary Plat**
The applicant seeks to plat a commercial subdivision of 11 lots on 61.609 acres. The petitioner also seeks the following subdivision waivers:
Docket No. 04080053 SW: SCO 6.03.15, 2 –
Street Layout and Design Standards
The site is located at 9901 Michigan Road. The site is zoned B2/Business and B3/Business, and is within the US 421 Overlay.
Filed by Mary Solada of Bingham McHale LLP for Duke Construction, LP.
- Docket No. 04080044 PV: West Carmel Center, Block F, lot 1**
The applicant seeks approval for a plat vacation for 1 lot of 13.032 acres±. The site is located southwest of Commerce Drive & Retail Parkway. The site is zoned B-3/Business within the US 421 Overlay.
Filed by Mary Solada of Bingham McHale for Duke Construction, LP.
- 11:20 a.m. **Docket No. 04080042 DP Amend/ADLS:**
Kentucky Fried Chicken/Long John Silver's
The applicant proposes to construct a fast food restaurant building. The site is located at 1331 S. Range Line Road. The site is zoned B-8/Business.
Filed by Ryan Oyster of the GPD Group.
- 11:40 a.m. **Docket No. 04060026 Z: Carey's Addition, Lot 9 (pt)**
The applicant seeks to Rezone this lot from R-3/Residence to B-1/Business within the Old Town Overlay - Character Sub-area. The site is located at 105 First Avenue NE.
Filed by Carl & Jennifer Hartmann.
- 12:00 p.m. **Break for Lunch; 1 hour**
The meeting will resume at 1:00 p.m.

1:00 p.m. **Docket No. 04090006 SP: Cherry Creek Estates, Sec 6A -Secondary Plat**
The petitioner seeks to plat 33 residential lots on 13.81 acres+/- . The site is located northeast of Hazel Dell Pkwy and Cherry Tree Rd. The site is zoned S-1 Residence - Low Intensity.
Filed by William A. Bryant of Stoepelwerth & Associates

Docket No. 04090007 SP: Cherry Creek Estates, Sec 6B -Secondary Plat
The petitioner seeks to plat 45 lots on 14.031 acres+/- . The site is located northeast of Hazel Dell Pkwy and Cherry Tree Rd. The site is zoned S-1 Residence - Low Intensity.
Filed by William A. Bryant of Stoepelwerth & Associates.

1:30 p.m. **Docket No. 04090014 SP: Townhomes at Guilford - Secondary Plat**
The petitioner seeks to plat 90 residential lots on 9.54 acres+/- . The site is located at 1224 S. Guilford Road, northwest of 116th St & Guilford Rd. The site is zoned PUD/Planned Unit Development (pending).
Filed by Brandon Burke of The Schneider Corp for PPV LLC.

1:50 p.m. **Docket No. 04090008 DP/ADLS: Companion Animal Hospital**
The applicant proposes to construct a veterinary hospital. The site is located at 1425 South Range Line Rd. The site is zoned B-8/Business.
Filed by Jim Shinaver of Nelson & Frankenberger for Dr. Buzzetti.

2:10 p.m. **Docket No. 04090012 TAC:**
Village of WestClay, Sec 3004, Blk E - Brenwick Realty Building
The applicant seeks to construct a building. The site is located just northwest of the intersection of Horseferry Road and Bird Cage Walk. The site is zoned PUD/Planned Unit Development.
Filed by Brandon Burke of The Schneider Corp.

2:30 p.m. **Docket No. 04090013 TAC: Mayflower Park, Block 1, lot 7 - Bell-Horn**
The applicant seeks to construct a building. The site is located just northwest of the intersection 99th St and Mayflower Park Dr. The site is zoned I-1/Industrial.
Filed by Mark Settlemyre of Foresight Engineering for Bell-Horn.

2:50 p.m. **Docket No. 04080038 ADLS Amend: Weiss & Company, Inc - Addition**
The applicant seeks approval for site and building modifications. The site is located at 320 S Range Line Rd. The site is zoned B-1/Business.
Filed by Dave Barnes of Weihe Engineering for Weiss & Company, Inc.

3:10 p.m. **Docket No. 04080047 Z: Elliott's Mohawk Place**
The applicant seeks to rezone 1 parcel from the I-1/Industrial District to the C-1/City Center Zoning Classification. The site is located at the northwest corner of Range Line Rd and Center Dr (126th St).
Filed by the Carmel Department of Community Services.